

MSA. S. 1829-5806

Comments 4/21/07 KJ
1/24/08 NK
5/01/08 NK

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

May 1, 2008

Lynn Thomas
Town of Easton
14 South Harrison Street
P.O. Box 520
Easton, MD 21601

Re: Waterside Village Site Plan

Dear Mr. Thomas:

Thank you for providing information on the above-referenced site plan. The applicant proposes an MDE wetland mitigation pond within the Resource Conservation Area (RCA) of this site.

Currently, the applicant has submitted a sediment and erosion control plan showing the location of the wetland mitigation pond in relation to the proposed structures and natural features located onsite. Based on this plan, and based on our conversation with Gene Slear of Environmental Concern, Inc., it is our understanding that no amenity pond will be proposed within the Critical Area; furthermore, the proposed wetland mitigation pond will have no features typically associated with an amenity pond. Based on this information, Commission staff has no additional concerns about the proposed wetland mitigation pond. However, we do have the following comments:

1. The applicant has a feature marked "100' Tidal Wetland Buffer" on sheet ES-01; however, it is difficult to determine which line represents the Buffer. Please have the applicant revise this sheet to more clearly delineate the 100-foot Buffer.
2. Please ensure that the applicant is providing mitigation for any disturbance to the Buffer at a 3:1 ratio.

Thank you for the opportunity to provide comments on this site plan. Please have the applicant provide the information requested above. If you have any questions, please feel free to call me at (410) 260-3483.

Sincerely,

A handwritten signature in cursive script that reads "Nick Kelly".

Nick Kelly
Natural Resource Planner

cc: EA 715-06

Gary Setzer, Maryland Department of the Environment
George Beston, Maryland Department of the Environment

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

1804 West Street, Suite 100, Annapolis, Maryland 21401

(410) 260-3460 Fax: (410) 974-5338

www.dnr.state.md.us/criticalarea/

January 24, 2008

Lynn Thomas
Town of Easton
14 South Harrison Street
P.O. Box 520
Easton, MD 21601

Re: Waterside Village Site Plan

Dear Mr. Thomas:

Thank you for providing information on the above-referenced site plan. The applicant proposes an MDE wetland mitigation pond within the Resource Conservation Area (RCA) of this site.

Currently, the applicant has submitted an overview, site topography, and cross-sectional plan of the proposed wetland mitigation pond. However, without a site plan, we cannot properly review this project to determine if it is in accordance with Critical Area regulations. Please have the applicant submit a full site plan that shows the location of the proposed mitigation pond within the context of the current structures located onsite, as well as information regarding any grading, filling, and disturbance to wetland buffers inside the Critical Area.

In addition, we have the following preliminary comments on this project:

1. Site plans from 2005 show a proposed gazebo and boardwalk over an area of created wetlands. It is unclear from the submitted information if these structures have been removed from the newly proposed wetland mitigation pond. A proposed walkway and gazebo would be problematic in the RCA. Please have the applicant provide clarification on this topic.
2. In April 2007, Commission staff reviewed site plans that included a proposed MDE mitigation pond as well as an "amenity pond" that appeared to be in the same location as a sediment pond that Commission staff had asked to be filled and removed in October 2006. Based on a January 15, 2008 site visit, it is unclear whether the sediment pond has been removed and filled, and whether the existing sediment pond is currently located in the Critical Area. Please have the applicant clarify this information, and please have the

TTY for the Deaf

Annapolis: (410) 974-2609 D.C. Metro: (301) 586-0450

applicant confirm if an amenity pond is still proposed in addition to the wetland mitigation pond.

3. Please note that construction of a mitigation wetland within the current 100-foot Buffer will require mitigation for Buffer impacts as well as establishment of a new Buffer around the edge of the created wetland. Please ensure that details regarding the Critical Area mitigation requirements are included with future submittals.

Thank you for the opportunity to provide comments on this site plan. Please have the applicant provide the information requested above. If you have any questions, please feel free to call me at (410) 260-3483.

Sincerely,



Nick Kelly
Natural Resource Planner

cc: EA 715-06

Gary Setzer, Maryland Department of the Environment
George Beston, Maryland Department of the Environment



**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 · Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

April 2, 2007

Lynn Thomas
14 South Harrison Street
P.O. Box 520
Easton, Maryland 21601

Re: Waterside Village at Easton

Dear Mr. Thomas:

In December of 2006, the Commission received a set of plans labeled Critical Area Exhibit Plan directly from McCrone, relating to the Waterside Village development proposal. At the time, the purpose of this submission was not clear as it had not been accompanied by an application or letter from the Town. Last week, you contacted me to determine whether a review of the submitted plans has been completed. This letter serves to provide comments on the December Critical Area Exhibit Plan.

Based on the plans provided, we have the following comments:

1. The impacts associated with the proposed pedestrian pathway within the Resource Conservation Area (RCA) need to be further minimized and further details regarding the proposed construction materials need to be provided. Currently, it appears that a 16-foot wide path is proposed in several locations throughout the Critical Area. Within the RCA, pathways should not exceed 6-8-feet in width, and should be proposed of a wood chip or wooden construction material.
2. Where sensitive areas (steep slopes, hydric soils, nontidal wetlands) lie contiguous with the 100-foot Buffer, the Buffer gets expanded to include the sensitive area. In this case, the nontidal wetlands shown lying contiguous with the Buffer need to be included within the limits of the Buffer and shown as such on the site plan. The 25-foot buffer from the edge of nontidal wetlands would still remain, but does not become part of the expanded Buffer. Please have the applicant correct the site plan.
3. The purpose and intent of the area of created nontidal wetlands shown the plan is not clear. Is this wetland creation proposed in association with a mitigation requirement for the Maryland Department of the Environment (MDE)? If so, has the proposed creation been permitted or formally approved by the MDE? In keeping with comment #2 above, please advise the applicant that any wetlands created in the area shown would require further expansion of the

100-foot Buffer to include the new wetlands. As such, the proposed walkway and gazebo are problematic. Please have the applicant forward greater details regarding these impacts to this office.

4. Please provide details regarding the amenity pond shown on the site plan. Based on the October 30, 2006 letter from the Town, it is my understanding that the previously constructed sediment pond/trap would be removed from within the Critical Area. If the Critical Area Exhibit Plan is accurate, this action was not conducted in accordance with the understood agreement and the pond remains. What is the purpose of the proposed pond and does it currently exist?
5. At this time, this office has not received a notification of an evaluation of the property having been conducted by the Department of Natural Resources (DNR) for the presence of any rare, threatened or endangered species. As with all development plans within the Critical Area, this review must be provided to ensure that impacts to Habitat Protection Areas are adequately addressed. Please provide this office with a copy of the DNR evaluation.

Thank you for the opportunity to comments on the latest set of Critical Area plans. In response to the comments above, please provide a revised site plan and any additional information which addresses the outstanding Critical Area concerns I have identified. If you have any questions about the comments above, please feel free to contact me at 410-260-3482.

Sincerely,



Kerrie L. Gallo
Natural Resource Planner

cc: Al Kampmeyer, MDE

Kelly, Nick

From: Kelly, Nick
Sent: Thursday, January 10, 2008 12:36 PM
To: 'Gary Setzer'
Cc: Gallo, Kerrie
Subject: Easton Waterside Village

Hi Gary,

Kerrie Gallo asked that I send you a timeline detailing Commission staff's dealings with the Easton Waterside Village Amenity Pond. Attached are two letters that provide a more detailed background to the timeline below.

- **October 2006** - Commission Staff first raised concerns with the Town of Easton over a grading permit for the Waterside Village project and requested project plans for review. In receiving those plans, Staff found that a stormwater pond or sediment basin was located within the RCA portion of the property, and that the wetlands located onsite were possibly designated incorrectly. The pond was constructed to treat stormwater runoff from outside of the Critical Area, a practice which is generally problematic for the Commission.
- **October 18, 2006** - Kerrie visited the site with Al Kampmeyer of MDE, and both determined that extensive non-permitted grading activities have been performed onsite, including a significant portion of the sediment pond, within the RCA area. In addition, some of the wetlands onsite are tidal in nature, and not nontidal as previously indicated on site plans. Consequently, Commission staff requested that the grading permit for this project be revoked and that the Critical Area portion of the site be restored to its pre-graded state, with a time frame in place for restoration of the site. In addition, the Town was requested to construct a new pond outside of the Critical Area.
- **April, 2007** - Commission staff reviewed site plans relating to the Waterside Village development project. These plans included a proposed MDE mitigation pond as well as an "amenity pond" that appeared to be in the same location as the stormwater management pond that Commission staff asked to be filled and removed in October 2006. In our letter, staff raised concerns about expansion of the 100-foot Buffer in relation to the MDE mitigation pond, the location of a walkway and gazebo within this expanded Buffer area, and the purpose of the amenity pond.
- **December 2007** - The Town emailed Nick to ask whether Commission staff had given approval to the developers of the Waterside Village project in regard to a proposed "amenity pond;" the Town had no knowledge of this proposal. Neither Nick nor anyone else on Commission staff had given such approval. Consequently, Commission staff requested copies of the new site plans that lay out the details of the proposed amenity pond.

Per your conversation with Kerrie yesterday, I understand that you have spoken with George Beston of MDE, who explained that the site of the current mitigation pond is the best place ecologically for the site. However, it is my understanding that Mr. Beston will have the MDE permit for this project placed on hold until Commission staff can visit the site and review the project. We plan to visit the site next week and comment on the project subsequent to that visit. It is unclear to us at this time whether the proposed MDE mitigation project and the amenity pond are one in the same, or whether two separate "ponds" exist within the site's Critical Area. It is also unclear whether the previous gazebo and walkway shown on site plans are still proposed and whether the applicants intend to construct them over the MDE mitigation site. We will have a better understanding once we visit the site and talk with the Town.

If you have any questions or need clarification, please don't hesitate to email me or call me. Thanks.

Nick



TOWN OF EASTON

P.O. Box 520
Easton, Maryland 21601

December 19, 2007

715-06
RECEIVED

DEC 21 2007

CRITICAL AREA COMMISSION

Mr. Nick Kelly
Chesapeake Bay Critical Areas Commission
1804 West Street, Suite 100
Annapolis, Maryland 21401

Subject: Amenity Pond at Waterside Village

Dear Nick,

Here is the copy of the MDE permit letter and associated drawings/plans for the above-referenced project. Note that the date of this letter is July 18th. According to the gentleman from Waterside Village, Mr. Slear of Environmental Concern has stated that you (the Commission) have reviewed this request already. If you did, it was not routed through our office. This is the first time I have seen anything since the meeting we had about a year ago at the Critical Area offices with the property owner, McCrone, the shopping center developer and Town and Critical Area staff.

If the Critical Area staff did, in fact, review this request, please let me know what, if anything, you told the applicant. Also, let me know if there is anything that we need to be aware of in reviewing this request and monitoring any work that might be permitted. To my knowledge no work has taken place since work was halted about a year ago (i.e. the action that led to the aforementioned meeting).

Please let me know how we need to proceed. I appreciate any assistance or insight you can offer.

Sincerely,

Lynn B. Thomas, Jr., AICP
Long Range Planner



TOWN OF EASTON

P.O. Box 520
Easton, Maryland 21601

April 23, 2008

Mr. Nick Kelly
Chesapeake Bay Critical Areas Commission
1804 West Street, Suite 100
Annapolis, Maryland 21401

Subject: Waterside Village Critical Area Issues

Dear Nick,

Yesterday I attended a meeting concerning a number of issues relative to Waterside Village in Easton (i.e. "The Target" shopping center). Gene Slear of Environmental Concern was present to discuss Critical Area issues. He gave us a status report and also distributed copies of a letter addressed to me which responds to Critical Area Commission staff comments made back in January or February of this year. I have attached a copy of this letter and the associated maps for your review and further comment.

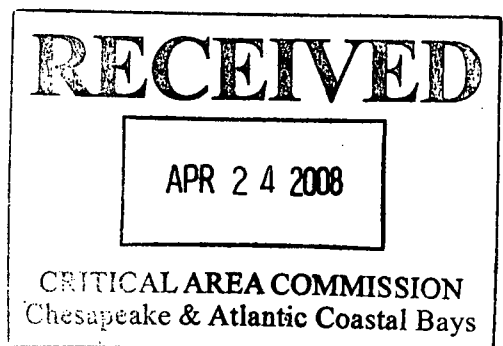
It appears to me that most of the issues are either resolved or are on the way to being so. One possible exception concerns the so-called "Amenity Pond." Mr. Slear states in his letter that this pond is located outside of the Critical Area limits. This is consistent with what you told me you were shown in your meeting with him. However, when I look at the referenced "plates" I see no such pond located outside of the Critical Area and in the area where this pond was originally proposed, in the Critical Area, there is still a pond or some sort of wetland mitigation. If you are able to clarify this point I would appreciate it. Obviously if you are satisfied with what is proposed we will likely not have an issue at the Town-level. I would simply like to understand what is going on with this pond.

Please let me know of any comments you may have and give me a call or send me an e-mail if you have any questions or would like to discuss any issues relative to this project. Thanks for your continued assistance to Easton with our Critical Area issues.

Sincerely,

Lynn B. Thomas, Jr., AICP
Long Range Planner

Attachment



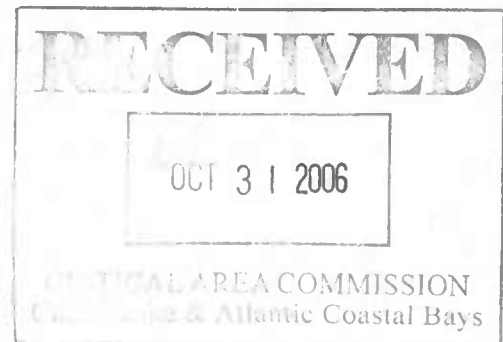


TOWN OF EASTON
P.O. BOX 520
EASTON, MARYLAND 21601

October 30, 2006

Kerrie L. Gallo
Natural Resource Planner
Critical Area Commission
1804 West Street
Suite 100
Annapolis, Maryland 21401

Subject: Waterside Village Critical Area.



Dear Ms. Gallo:

I received your letter via fax on October 18, 2006 regarding unapproved activity within the Critical Area and immediately contacted Michael Clemmer of REMCO to explain the issues and the remedies. Mr. Clemmer agreed to modify the Sediment and Erosion Control Plan removing all activity from the Critical Area. I also requested that the Applicant's Engineer forward copies of the latest development plans to you. The revised plan we saw at the meeting in your office October 25th were McCrone's revisions to the Sediment and Erosion Control Plans which will replace the grading permit plans upon approval of Soil Conservation Service. This letter is in response to your letter and as a follow up of our meeting of October 25th.

I understand that the applicant is working on a Critical Area Plan for activity within the Critical Area portion of the site which includes the ultimate transfer to a non-profit, however, for now they will leave the sediment fencing and pond in place. I have not stopped work as all grading activity is now outside the Critical Area and only impacts agricultural fields. They were told that the rip-rap and that portion of the pond that lies within the 100 foot stream buffer must be removed and site should be restored to a natural, pre-disturbed state. Obviously the most urgent matter would seem to be getting the plans revised to reflect the required 100 foot buffer as opposed to the 25 foot buffer so they can plan the size, shape, and orientation of any mitigation areas accordingly and accurate plans can be reviewed by all appropriate agencies.

Brief Project History:

The project was originally submitted in March of 2002 and the Planning Commission first reviewed the plan at their July 2002 meeting. The Planning Commission reviewed the revisions to the project at their November meeting but took no action. The Commission approved a motion to support the application at the May 15, 2003 Planning Commission meeting. A revised concept plan was submitted in December 2003 which further changed the project removing a grocery store and relocating the major anchor (Target); that plan was approved and forwarded to the Easton Town Council for review. The Town Council reviewed the project at a public hearing beginning April 19th and continued to May 3, 2004. The concept plan for the shopping center was approved by the Easton Town Council (Ordinance 472) in June 2004. The staff is now reviewing improvement plans which were originally submitted October 2005. The most recent submittal was received October 10, 2006. The original site plan did include within the Critical Area a pond which was proposed as a site amenity and not part of the Storm Water Management system. This pond was brought to our attention as a potential issue in your memo to Lynn Thomas last November. A grading permit based on the Soil Conservation Service approved Sediment; Erosion Control Plan was issued on September 19, 2006 which was limited to earthwork as no improvement plans have been approved. The SCS plan included a temporary sediment pond which was within the Critical Area which has been recently amended with a revised plan removing the pond and any grading activity from the Critical Area.

In the future, copies of all submittals will be forwarded from our office to the Critical Area Staff for activity impacting the Critical Area. It was our opinion that since there was to be no construction activity within the Critical portion of the site there were no issues. In the future we will try and keep you informed as required for all projects which include or impact the Critical Area.

Should you have any questions, feel free to give me a call at 410-822-1943.

Sincerely,



Tom Hamilton
Town Planner

cc: Christopher B. Kehoe.
Michael Clemmer.
Peter Clelland.
Ginger Dadds, McCrone, Inc.



MARYLAND DEPARTMENT OF THE ENVIRONMENT

1800 Washington Boulevard • Baltimore MD 21230

410-537-3000 • 1-800-633-6101

Martin O'Malley
Governor

Shari L. Wilson
Secretary

Anthony Brown
Lt. Governor

January 26, 2007

Mr. Gene Slear
Environmental Concern, Inc.
P.O. Box P
St. Michaels, MD 21663

Nontidal Wetlands & Waterways Application
05-NT-2141/200565747
Waterside Village at Easton, Talbot County
Phase I Wetland Mitigation Plan Approval

Dear Mr. Slear:

The MDE Wetlands Mitigation & Technical Assistance Section has received the Phase I Mitigation Proposal (Concept Plan) for nontidal wetland impacts associated with the above-referenced pending Authorization. The proposed impacts for the project are to 1.44 acres of PEM and .60 acres of PSS wetlands. The proposal to grade, stabilize and plant to create 1.44 acres of PEM and 1.2 acres of PSS, on-site, in an area of approximately 3.25 acres is acceptable to MDE. I have included a phase II mitigation plan checklist with the required information highlighted. The permittee must to provide a detailed phase II mitigation plan within 90 days of the permit issuance. If you have any questions please call me at (410) 819-4064.

Sincerely,

George E. Beston, Chief
MDE Wetlands Mitigation &
Technical Assistance Section

cc: Al Kampmeyer, MDE Salisbury by email
Rod Schwarm, USACE Easton by email
Dave Walbeck by email/file

Attachment: Phase II Mitigation Plan Checklist



MARYLAND DEPARTMENT OF THE ENVIRONMENT

1800 Washington Boulevard • Baltimore MD 21230

410-537-3000 • 1-800-633-6101

Martin O'Malley
Governor

Shari T. Wilson
Secretary

Anthony G. Brown
Lieutenant Governor

Robert M. Summers, Ph.D.
Deputy Secretary

July 18, 2007

REMCO Properties, LLC
C/o Mr. Gene Slear, Vice President
Environmental Concern, Inc.
P.O. Box P
St. Michaels, MD 21663

Nontidal Wetlands & Waterways Application
05-NT-2141/200565747
Waterside Village at Easton, Talbot County
Phase II Wetland Mitigation Plan Approval

Dear REMCO Properties:

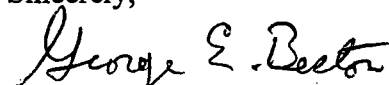
The Mitigation and Technical Assistance Section of the Nontidal Wetlands & Waterways Division has reviewed the Phase II mitigation plan for the above referenced project in accordance with COMAR 26.23 and has determined that the plan is acceptable. You are hereby authorized by the Water Management Administration to conduct a mitigation project in accordance with plans approved on date ("Approved Mitigation Plan"), and prepared by Environmental Concern, Inc. Completion of the mitigation project according to the Approved Mitigation Plan is a requirement of Permit Condition 21 of the above referenced authorization. The following is a summary of the nontidal wetland impacts and the mitigation goals and requirements for this project:

- (1) The project will permanently impact 26,165 square feet of PSS wetlands, 54,658 square feet of PEM wetlands, and 8,171 isolated PEM wetlands due to shopping center construction.
- (2) On-site mitigation for this project will consist of excavation, grading, and planting. This will result in the creation of approximately 1.2 acres (52,330 square feet) PSS wetlands, 1.44 acres (62,829 square feet) of PEM wetlands, and .48 acres open water habitat.
- (3) The primary goal of the mitigation project is replacement of wetland acreage and functions impacted the permitted activity.
- (4) The mitigation project must meet the following project requirements:
 - (a) All construction shall be performed in accordance with the approved mitigation plan attached hereto as **Exhibit A**.

- (b) Construction of the mitigation project is scheduled to begin in July 2007 and shall be completed by May 2008; and
 - (c) After 5 years from the completion of the mitigation project, greater than 85% of the mitigation site shall be vegetated (either by planted or naturally revegetated plants) by native wetland species similar to those found in the nontidal wetland lost or by a species composition acceptable to the Nontidal Wetlands & Waterways Division. Vegetative communities not acceptable to the Division would include those communities dominated by common reed (Phragmites australis) or other nuisance vegetation, or communities which are dominated by facultative upland species.
- (5) The name (Permittee) is required to monitor the mitigation site and submit annual monitoring reports (see **Monitoring Protocol For Mitigation Projects attached hereto as Exhibit B**) to this office no later than December 31 of each year. In addition to what is required by the Monitoring Protocol, the Permittee shall also address what, if any, vegetative manipulations will be necessary to meet the goals set forth for this mitigation project.
 - (6) The Department may require, or the Permittee may request, modifications to an approved mitigation plan during construction. Modification, substitution, or other deviations from an approved mitigation plan may not be made without approval. Please contact the Mitigation and Technical Assistance Section for approval.
 - (7) An "as-built" site design plan shall be submitted to this office within 45 days of the completion (including grading, planting, and/or vegetative stabilization) of the mitigation project.
 - (8) The Department's representatives, including its Compliance Division, shall have the right to inspect the mitigation project at any time during construction and during the monitoring period to assess the viability of the mitigation project and to determine compliance with the approved plans and terms of this letter.
 - (9) A surety bond is not required for this mitigation project.
 - (10) The Permittee is hereby advised that failure to submit an annual monitoring report and to complete the mitigation project in accordance with the terms of this letter and the exhibits attached hereto is a violation of State law and may result in civil or criminal charges being brought against you and the assessment of a fine of up to \$10,000 for each day of the offense.

The Permittee is hereby authorized to proceed with the construction of the mitigation project as shown on the plans attached as **Exhibit A**. By commencing construction, you agree to comply with the terms and conditions of this letter and all exhibits attached hereto. Please contact the Mitigation and Technical Assistance Section at least 48 hours before construction of the mitigation project is scheduled to begin and upon the completion of the project. If you have any questions regarding this letter or its terms and conditions, please call me immediately at (410) 819-4064.

Sincerely,



George E. Beston, Chief
Wetland Mitigation &
Technical Assistance Section

cc: Al Kampmeyer, MDE Project Manager via email
Gene Morgenthaler, ACOE via email
Regional Chief - WMA, Compliance Division
file

enclosures: Approved mitigation plan
Monitoring Protocol for >.5 acre





Sources: Aerial: "Talbot County - 2006 Natural Color High Resolution Orthophotography", Talbot County Dept. of Public Works, 2006.
Feature Overlays: Environmental Concern Inc., 2007.

Waterside Village

Location - Aerial

PLATE 1A

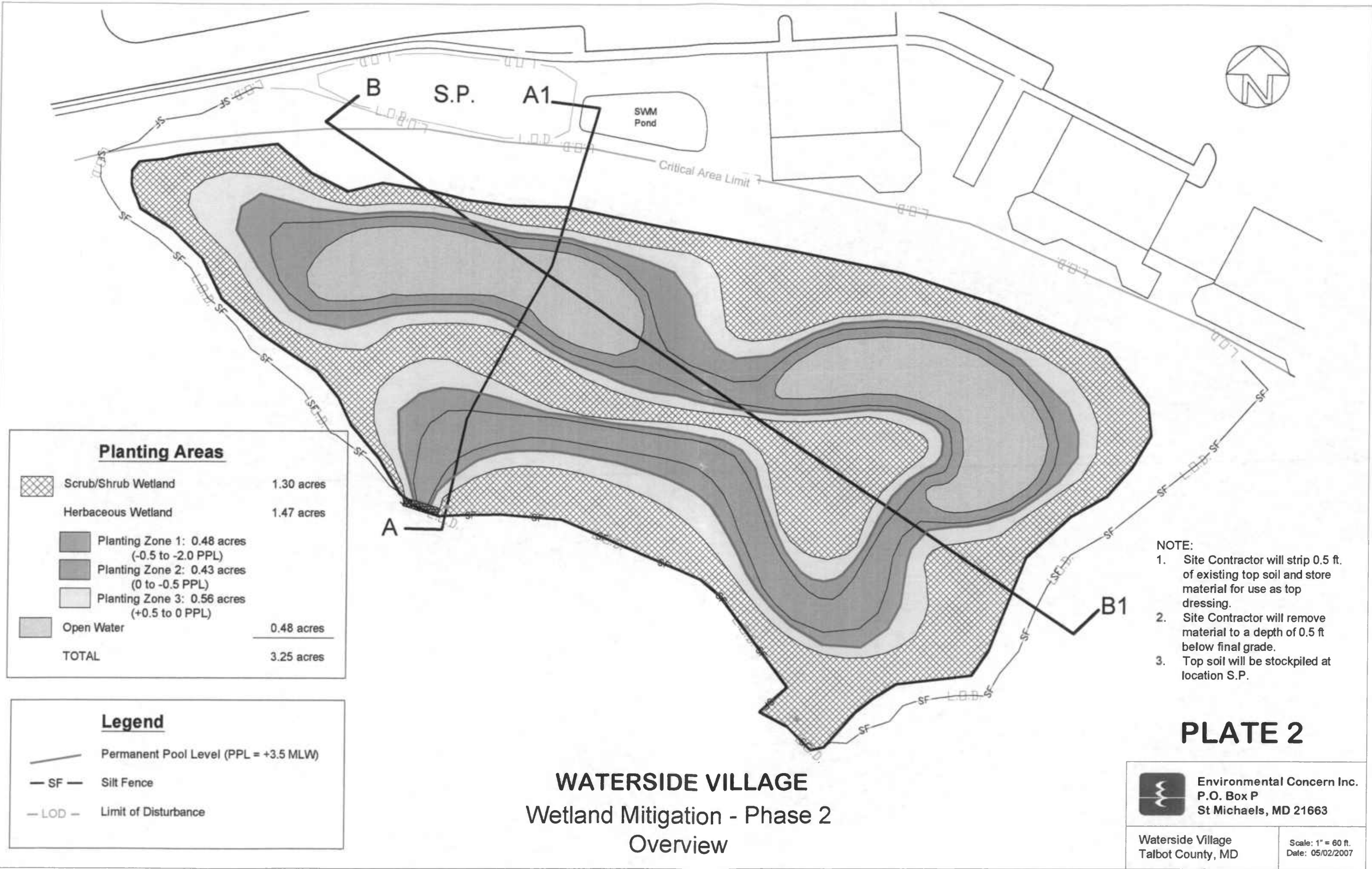
0 250 500 1,000 Feet

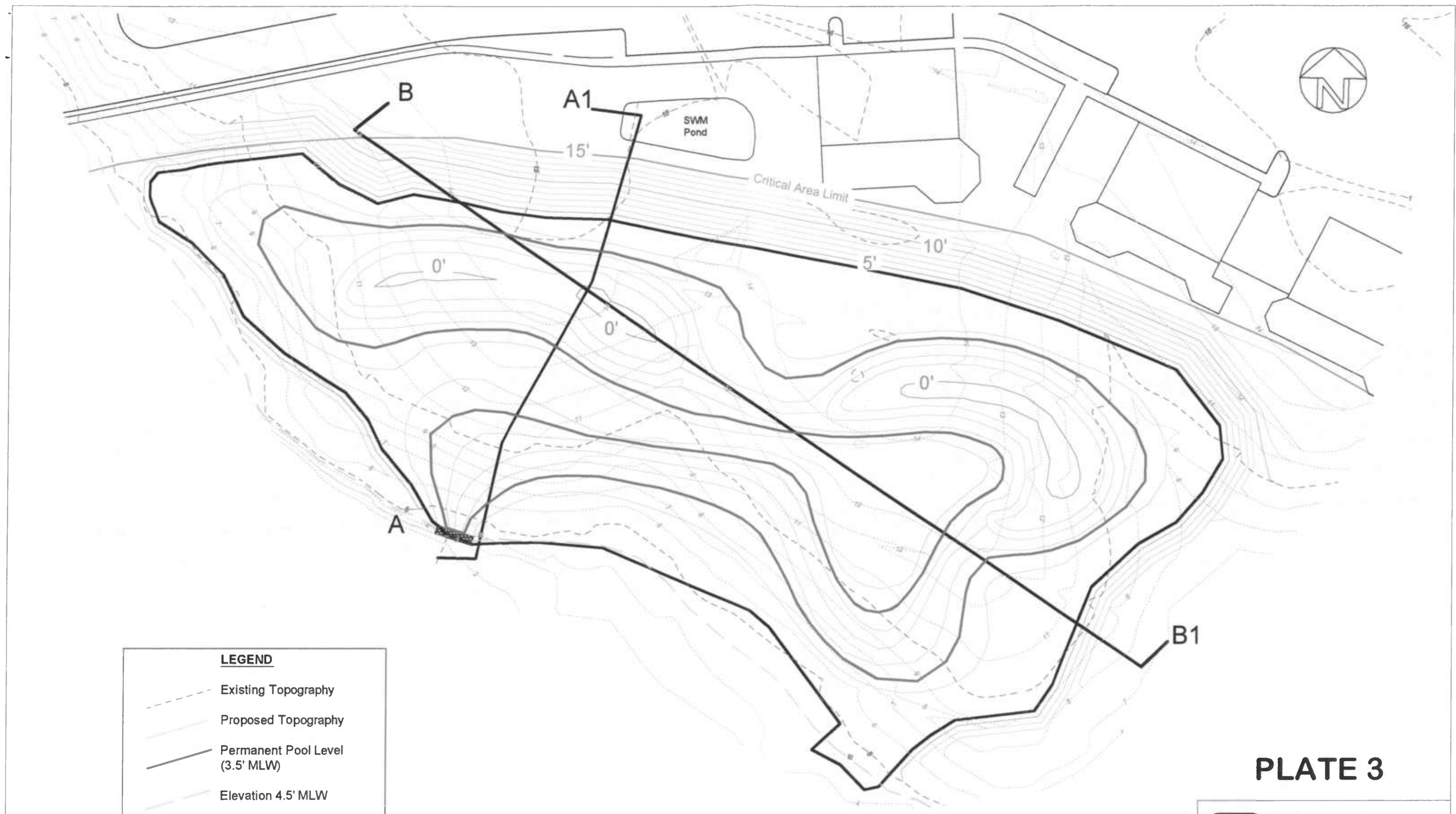


Environmental Concern Inc.
P.O. Box P
St. Michaels, MD 21663

Waterside Village
Talbot County, MD

05/02/2007





LEGEND

- Existing Topography
- Proposed Topography
- Permanent Pool Level (3.5' MLW)
- Elevation 4.5' MLW

WATERSIDE VILLAGE
Wetland Mitigation - Phase 2
Existing & Proposed Topography

PLATE 3



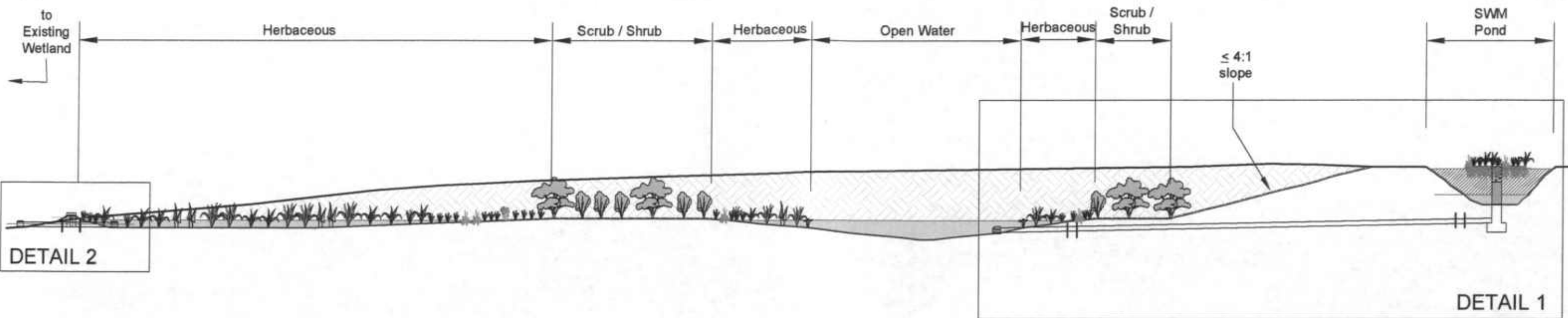
Environmental Concern Inc.
P.O. Box P
St Michaels, MD 21663

Waterside Village
Talbot County, MD

Scale: 1" = 60 ft.
Date: 05/02/2007

A

A1



B

B1

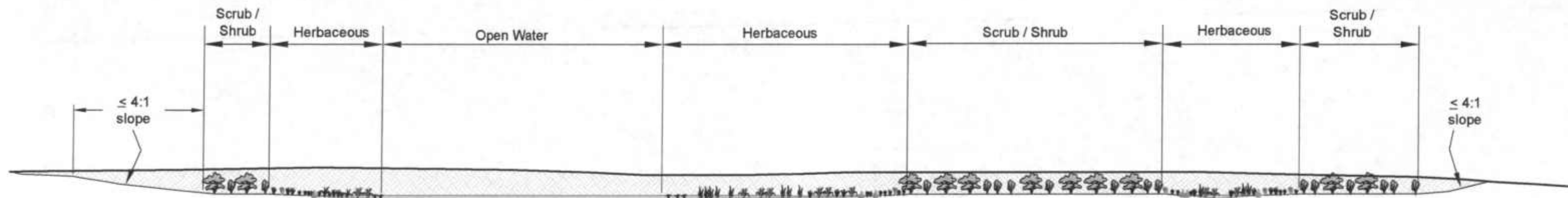


PLATE 4

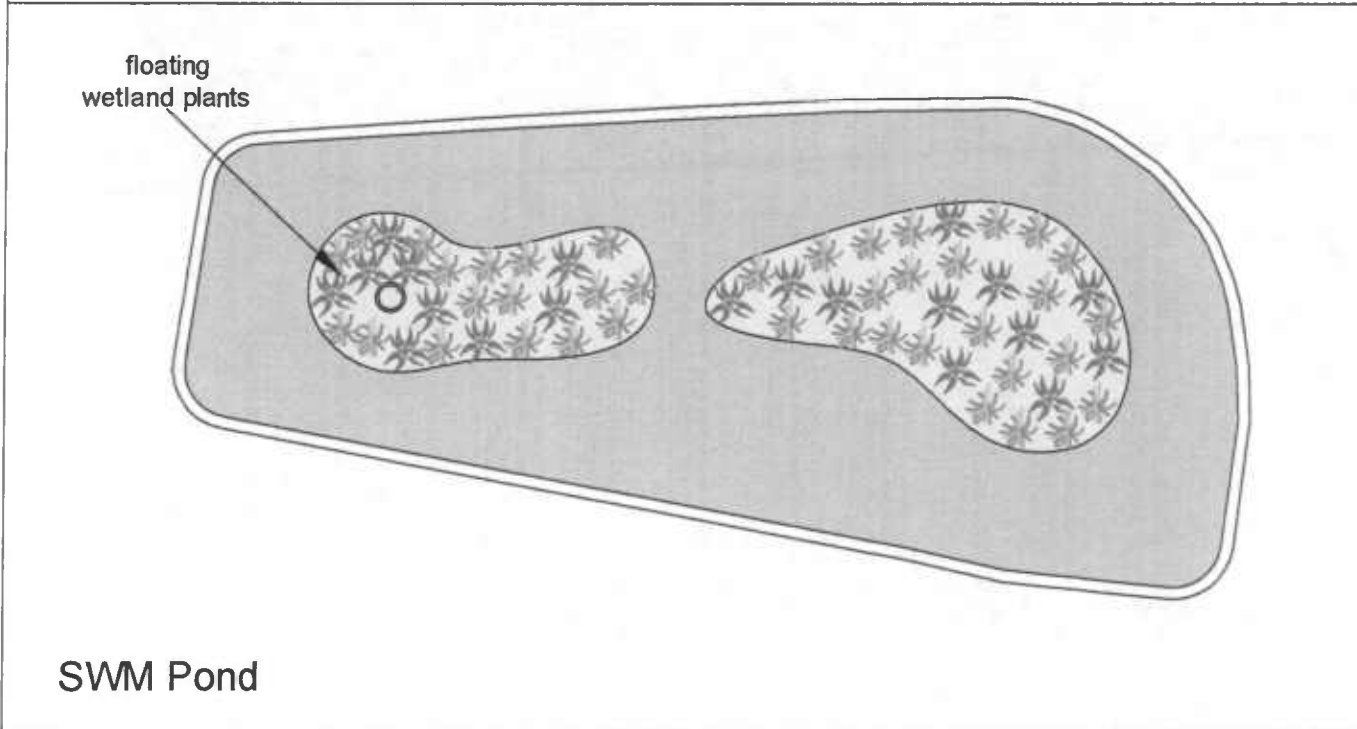
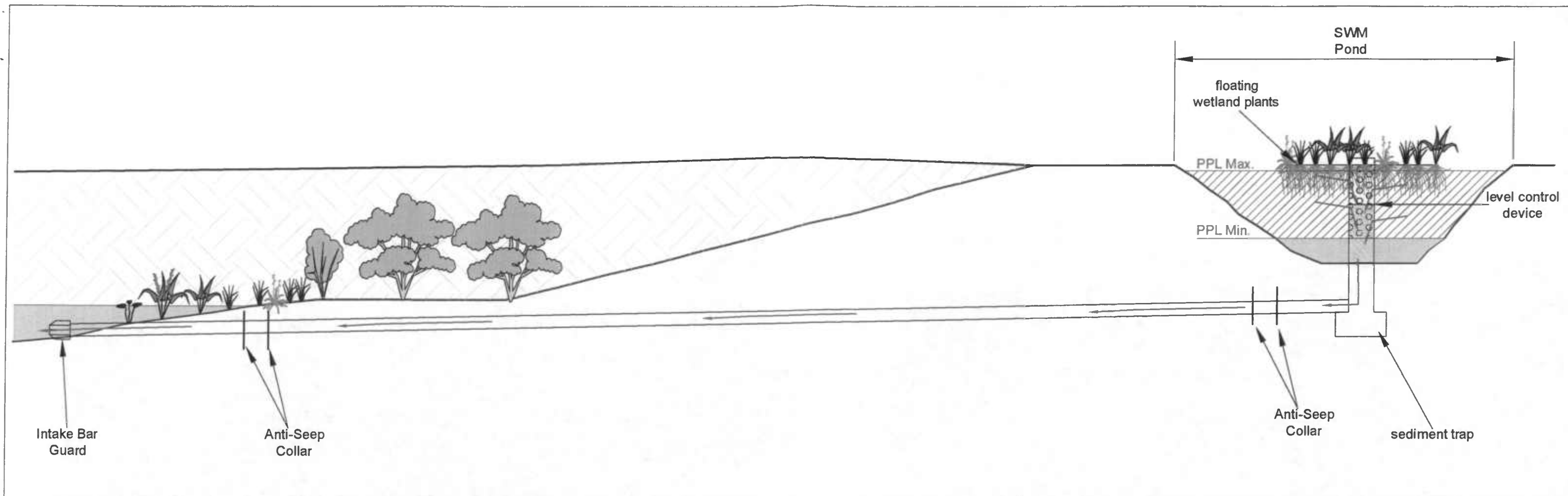
WATERSIDE VILLAGE Wetland Mitigation - Phase 2 Cross Sections



Environmental Concern Inc.
P.O. Box P
St Michaels, MD 21663

Waterside Village
Talbot County, MD

Scale: n/a
Date: 05/02/2007



WATERSIDE VILLAGE
Wetland Mitigation - Phase 2
DETAIL 1

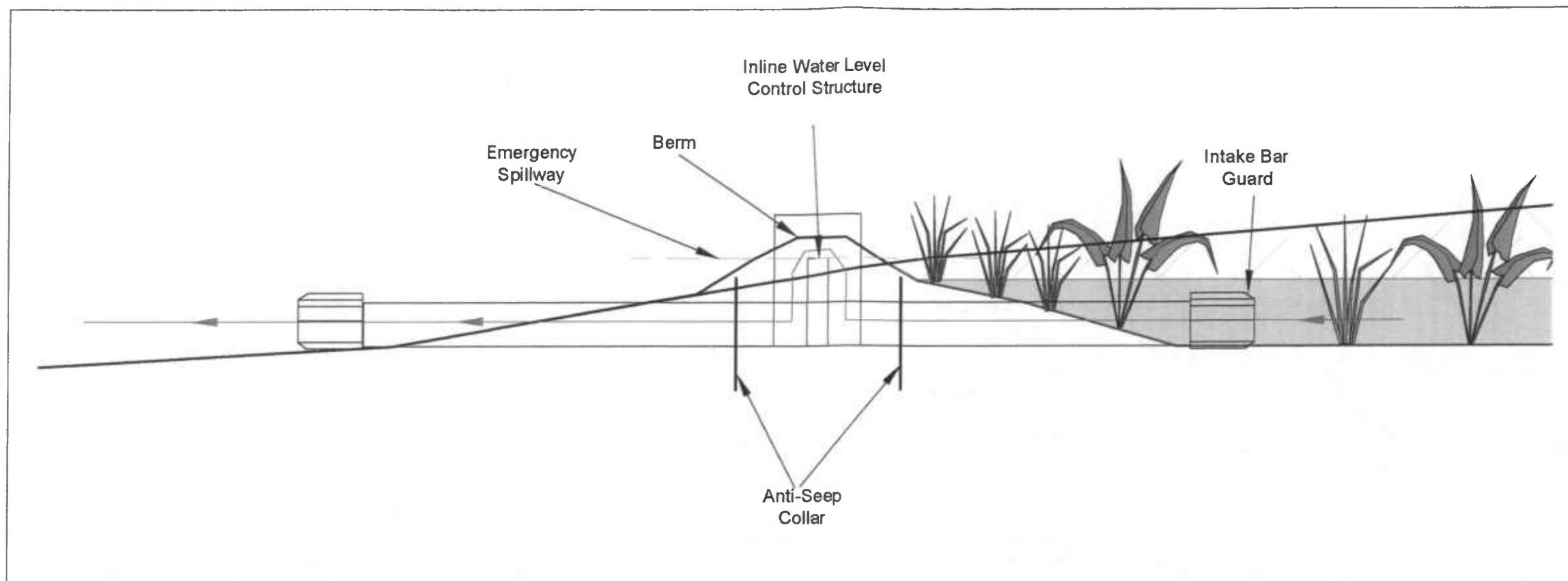
PLATE 4a



Environmental Concern Inc.
P.O. Box P
St Michaels, MD 21663

Waterside Village
Talbot County, MD

Scale: n/a
Date: 05/02/2007



WATERSIDE VILLAGE
Wetland Mitigation - Phase 2
DETAIL 2

PLATE 4b



Environmental Concern Inc.
P.O. Box P
St Michaels, MD 21663

Waterside Village
Talbot County, MD

Scale: n/a
Date: 05/02/2007

Botanical Name	Common Name	Spacing OC (ft)	Quantity
Herbaceous Planting Zone 1: -0.5 to -1.5' PPL (0.48 acres)			
<i>Alisma subcordatum</i>	Water Plantain	2	800
<i>Peltandra virginica</i>	Arrow Arum	2	300
<i>Portulaca oleracea</i>	Pickersweed	2	400
<i>Sagittaria latifolia</i>	Duck Potato	2	1,050
<i>Saururus cernuus</i>	Lizard's Tail	2	900
<i>Scirpus pungens</i>	Common Three-square	2	900
<i>Scirpus tabernaemontani</i>	Soft-stem Bulrush	2	900
	SUB TOTAL		5,250

Botanical Name	Common Name	Spacing OC (ft)	Quantity
Herbaceous Planting Zone 2: 0 to -0.5' PPL (0.43 acres)			
<i>Acorus americanus</i>	Sweet Flag	2	500
<i>Calamagrostis canadensis</i>	Bluejoint Grass	2	400
<i>Carex crinata</i>	Fringed Sedge	2	400
<i>Carex lurida</i>	Lurid Sedge	2	400
<i>Carex stricta</i>	Tussock Sedge	2	400
<i>Carex vulpinoidea</i>	Fox Sedge	2	600
<i>Hibiscus moscheutos</i>	Marsh Hibiscus	2	150
<i>Iris versicolor</i>	Blue Flag Iris	2	150
<i>Juncus effusus</i>	Soft Rush	2	300
<i>Juncus torreyi</i>	Torrey's Rush	2	300
<i>Kosteletzkya virginica</i>	Seashore Mallow	2	150
<i>Leersia oryzoides</i>	Rice Cutgrass	2	400
<i>Mimulus ringens</i>	Square-stemmed Monkey Flower	2	200
<i>Scirpus atrovirens</i>	Green Bulrush	2	150
<i>Scirpus fluviatilis</i>	River Bulrush	2	200
	SUB TOTAL		4,700

Botanical Name	Common Name	Spacing OC (ft)	Quantity
Herbaceous Planting Zone 3: +0.5 to 0' PPL (0.56 acres)			
<i>Andropogon virginicus</i>	Broomsedge	2	1,000
<i>Asclepias incarnata</i>	Swamp Milkweed	2	200
<i>Aster novi-belgii</i>	New York Aster	2	250
<i>Eupatorium dubium</i>	Joe-Pye Weed	2	450
<i>Eupatorium perfoliatum</i>	Boneset	2	250
<i>Lobelia cardinalis</i>	Cardinal Flower	2	450
<i>Lobelia siphilitica</i>	Great Blue Lobelia	2	450
<i>Panicum virgatum</i>	Switchgrass	2	1,000
<i>Scirpus cyperinus</i>	Woolgrass	2	1,000
<i>Solidago sempervirens</i>	Seaside Goldenrod	2	250
<i>Verbena hastata</i>	Blue Vervain	2	500
<i>Vernonia noveboracensis</i>	New York Ironweed	2	300
	SUB TOTAL		6,100

Botanical Name	Common Name	Spacing OC (ft)	Quantity
Shrub Planting Zone 3: + 0.5' to +4.0' PPL (1.30 acres)			
<i>Aronia arbutifolia</i>	Red Chokeberry	5	200
<i>Aronia melanocarpa</i>	Black Chokeberry	5	200
<i>Aronia prunifolia</i>	Purple Chokeberry	5	100
<i>Viburnum nudum</i>	Possum Haw	5	175
<i>Cephalanthus occidentalis</i>	Buttonbush	5	250
<i>Clethra alnifolia</i>	Sweet Pepperbush	5	250
<i>Ilex glabra</i>	Inkberry	5	200
<i>Lindera benzoin</i>	Spicebush	5	100
<i>Morella cerifera</i>	Wax Myrtle	5	100
<i>Morella pensylvanica</i>	Bayberry	5	500
<i>Vaccinium corymbosum</i>	Highbush Blueberry	5	100
<i>Viburnum dentatum</i>	Arrowwood	5	125
	SUB TOTAL		2,300

NOTE: All Plantings will be fertilized with appropriate time-released fertilizer at time of planting.

PLATE 5

WATERSIDE VILLAGE Wetland Mitigation - Phase 2 Planting Schedules



Environmental Concern Inc.
P.O. Box P
St Michaels, MD 21663

Waterside Village
Talbot County, MD

Scale: n/a
Date: 05/02/2007
rev. 07/06/2007

WATERSIDE VILLAGE
Wetland Mitigation – Phase 2

PLATE 6
Soils and Hydrology

Soil Conditions

The soil types in the proposed wetland mitigation area as defined by the Soil Survey of Talbot County are as follows:

- **Keyport Loam** (KmC2; 5 to 10% slope): a deep and well drained soil that is susceptible to erosion, and in places has lost most of its surface layer exposing the subsoil. The underlying subsoil is a poorly drained silty clay loam with yellow-gray color and plastic consistency lacking organic matter. The hydrologic group for Keyport Loam (KmC2) is C.
- **Tidal Marsh** (Tm): a soil that has been formed in a salt marsh and is composed of fine silt and sand.

Excavation of the upper soil to reach the wetland design depth will expose the underlying silty clay loam which will be the base for the wetland. This soil type has an infiltration rate of approximately 0.34 feet/day.

Hydrology

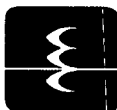
Stormwater runoff will be the primary source of hydrology.

Rainfall: The proposed area receives approximately 1.95" of precipitation every 2 weeks during the growing season (inferred from NRCS monthly averages over a 32-year period).

Drainage area: 55 acres m/l

Wetland Volume: Approximately 43,200 cu ft

Waterside Village is an approved Planned Major Retail (PMR) development. The development will create approximately 21 acres of new impervious surface (40%). Stormwater Best Management Practices (BMP) – consistent with the approved Plan, will be constructed. These facilities will direct flow to the SWM pond. Outfall from the pond will be to the constructed wetland.



ENVIRONMENTAL
CONCERN

WATERSIDE VILLAGE
Wetland Mitigation – Phase 2

PLATE 7
Sequence of Construction

1. Contact the Maryland Department of the Environment sediment and erosion control inspector at 1-410-901-4020 and the Talbot County Department of Public Works at 1-410-770-8170 at least 48 hours prior to commencing any land disturbing activities, and unless waived by the sediment control inspector, schedule a preconstruction meeting at the project site.
2. Existing access road to serve as construction entrance.
3. Wetland Contractor will spray and cut Phragmites (Plate 1B). An approved herbicide will be used. (14 days).
4. Site Contractor will install silt fence at locations shown (5 days).
5. Site Contractor will strip 0.5 – 1.0 ft of existing top soil and store material for use as top dressing (25 days).
6. Wetland Contractor will stabilize slopes immediately with seed and flexible growth medium (brand name - Flexterra) (10 days).
7. Wetland Contractor will final grade slope, add stockpiled top soil as needed. Top soil to be amended with 60-100 tons of organic material/ acre – quantity to be determined by wetland contractor at time of placement (30-60 days).
8. Final stabilization of site with appropriate vegetation will be completed in accordance with the planting plan (Plate 2) and planting schedule (Plate 5) (60-90 days).
9. Wetland Contractor will final grade areas of stockpiled materials and stabilize all remaining disturbed areas with topsoil, seed and mulch.
10. Wetland Contractor will remove temporary sediment control devices after receiving approval from the Maryland Department of the Environment inspector.



ENVIRONMENTAL
CONCERN

WATERSIDE VILLAGE

Wetland Mitigation – Phase 2

PLATE 8

Wetland Monitoring

Compensatory mitigation projects required as a condition of a State Nontidal Wetlands and Waterways Permit for wetland impacts should achieve the goals and objectives established in the approved Phase II Mitigation Plan. To ensure that these goals and objectives are achieved, the mitigation project will be monitored following MDE's "Monitoring Protocol for Mitigation Projects Greater than One-Half Acre" (see attached).

An as-built design plan will be submitted to the Nontidal Wetlands and Waterways Division within 120 days of the completion of the mitigation project.

Annual monitoring reports will be submitted to the Nontidal Wetlands and Waterways Division for a period of five consecutive years from the completion of the construction of the mitigation site. Annual monitoring reports will be submitted by December 31 of the year in which the mitigation planting occurs, unless the planting occurs after July 1, in which case the first monitoring report will not be submitted until the end of the next year. Monitoring will occur in June of each year. The following information will be included with the annual monitoring report:

1. A narrative description of the mitigation site addressing its position in the landscape, adjacent waterbodies, and adjacent land use.
2. A narrative description of existing site conditions and how the mitigation site has achieved the goals, objectives and performance standards established for the project.
3. Measurements of vegetation based upon performance standard criteria and methods used to assess the vegetative success of the mitigation site.
4. Monitoring data for surface water and groundwater.
5. Photos taken from established photographic points.
6. A list of wetland species present (based on vegetative sampling technique) in order of dominance and by vegetative stratum.
7. A narrative description of any problems observed within the mitigation site, such as: excessive inundation, insufficient hydrology, seasonal drought conditions, invasion by undesirable species of plants or wildlife, disease condition for plants, adverse water quality impacts, and erosion problems.
8. A narrative description of the proposed remedial measures to address the problems noted in item #7 above.

After five years, greater than 85% of the site shall be vegetated by the planted species or a combination of planted and naturally occurring vegetation approved by the Nontidal Wetlands & Waterways Division. If within the five year period, survival falls below 85%, the area will be replanted with the appropriate species.



ENVIRONMENTAL
CONCERN

WATERSIDE VILLAGE
Wetland Mitigation – Phase 2

PLATE 9

MDE's Preferred Language for Declaration of Restrictive Covenants

DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS (this "Declaration") is made this ____ day of ____, 200, by _____ ("Owner") having an address at _____

INTRODUCTORY STATEMENT

A. Owner is the fee simple owner of that certain real property located in the _____ Election District of _____ County, Maryland consisting of approximately ____ acres more particularly described in a Deed dated _____, and recorded among the land records of _____ County, Maryland at Liber ____, Folio ____ ("Property").

B. Owner proposes to create a _____ nontidal wetland, approximately ____ acres in size at the location shown on Attachment A, ("Survey"), attached hereto and hereby made a part hereof ("Mitigation Site").

C. Owner desires to record this Declaration among the Land Records of _____ County to ensure that certain activities not be conducted within the Mitigation Site.

NOW THEREFORE, in consideration of the covenants, terms, conditions and restrictions hereinafter set forth, Owner declares as follows:

1. As of the date hereof, the Mitigation Site shall be deemed jurisdictional nontidal wetlands. Owner, his personal representatives, heirs, successors and assigns shall not undertake on its own, or grant permission to others, to conduct any of the following regulated activities within the Mitigation Site or a 25 foot buffer measured outward from the perimeter of the Mitigation Site:

A. Removal, excavation, or dredging of soil, sand, gravel, minerals, organic matter, or materials of any kind;

B. Changing existing drainage characteristics, sedimentation patterns, flow patterns, or flood retention characteristics;

C. Disturbance of water level or water table by drainage, impoundment or other means;

D. Dumping, discharging of material or filling with material, including the driving of piles, and placing of obstructions;

E. Grading or removal of material that would alter existing topography;

F. Destruction or removal of plant life that would alter the character of the nontidal wetland, except for the removal of invasive species as determined by the Maryland Department of the Environment;

G. Agricultural activities shall not be conducted within the Mitigation Site or within a 25 foot wide buffer measured from the outside perimeter of the Mitigation Site. For purposes of this Declaration, the term "agricultural activities" means aquaculture and farming activities including plowing, tillage, cropping, seeding, cultivating, the grazing and raising of livestock, sod production and harvesting for production of food and fiber products. Forestry activities may not be conducted within the Mitigation Site. "Forestry activities" means planting, cultivating, thinning, harvesting or



ENVIRONMENTAL
CONCERN

WATERSIDE VILLAGE
Wetland Mitigation – Phase 2

any other activity undertaken to use forest resources or to improve their quality or productivity;
except for:

H. Maintenance and repair activities authorized by the Department of the Environment and the Army Corps of Engineers that are necessary for the site to function as designed.

2. Owner, his personal representatives, heirs, successors and assigns shall include reference to this Declaration and the restrictions contained herein in every deed, or other legal instrument by which any interest in the Property is conveyed. The provisions of this Declaration shall be deemed to be covenants running with and binding upon the Property in perpetuity.

IN WITNESS WHEREOF, Owner has hereunto set his hand and seal the day and year first above written.

_____(SEAL)
Owner

STATE OF MARYLAND, County of _____, TO WIT:

I HEREBY CERTIFY, that on this ____ day of _____, 200 ,
before me the subscriber, a Notary Public of the State aforesaid, personally appeared _____ known
to me, or satisfactorily proven to be, the Owner under the foregoing Declaration and acknowledged that
he executed the same for the purposes therein contained and in my presence signed and sealed the
same.

WITNESS my hand and Notarial Seal.

Notary Public
My Commission Expires: _____



ENVIRONMENTAL
CONCERN

SEQUENCE OF CONSTRUCTION

1. A PRECONSTRUCTION MEETING SHALL TAKE PLACE PRIOR TO THE STARTING OF ANY WORK AND THE FOLLOWING ENTITIES SHALL BE NOTIFIED AT LEAST 2 WEEKS PRIOR TO THE PRECONSTRUCTION MEETING: THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AT 1-410-901-4020, THE TOWN OF EASTON AT 1-410-822-2525, THE TALBOT COUNTY DEPARTMENT OF PUBLIC WORKS AT 1-410-770-8150, THE DISTRICT 2 OFFICE OF THE MARYLAND STATE HIGHWAY ASSOCIATION AT 1-410-810-3275, THE TALBOT COUNTY SOIL CONSERVATION DISTRICT AT 1-410-822-1577, EASTON UTILITIES AT 1-410-822-6110, DELMARVA POWER AT 1-410-758-0830 AND McCRONE, INC AT 1-410-758-2237. WORK MAY NOT COMMENCE UNTIL THE PERMITTEE AND THE RESPONSIBLE PERSONNEL HAVE MET ON-SITE WITH THE SEDIMENT AND EROSION CONTROL INSPECTOR TO REVIEW THE APPROVED PLANS - 2 WEEKS PRIOR TO THE START DATE.
2. INSTALL PROPOSED STABILIZED CONSTRUCTION ENTRANCES.
3. INSTALL SILT, SUPER SILT AND TREE PROTECTION FENCING.
4. GRADE OUT SEDIMENT BASINS, INSTALL SEDIMENT TRAPS AND OUTLET DEVICE(S). STABILIZE, SEED AND MULCH ALL DISTURBED AREAS. PLACE EXCESS MATERIAL IN DESIGNATED STOCKPILE AREAS.
5. BEGIN MASS GRADING AND CONTROLLED FILL, INSTALL CULVERT CROSSINGS AND ROUGH GRADE ROADS AS REQUIRED.
6. INSTALL INLETS, INLET PROTECTION AND STORM DRAINS ALONG ROADWAYS IN ACCORDANCE WITH PLANS. INSTALL REMAINING ROADWAY UTILITIES (SANTARY SEWER, GAS AND WATER) IN ACCORDANCE WITH PLANS.
7. FINEGRADE ROADWAYS AND LAY SUBBASE LAYER OF CR-6.
8. STRIP THE TOPSOIL AND BRING SITE TO GRADE WITHIN THE LIMITS OF DISTURBANCE.
9. INSTALL ONSITE UTILITIES, STORM DRAIN & PROVIDE INLET PROTECTION AS SHOWN ON EROSION AND SEDIMENT CONTROL PLANS. BIORETENTION AREAS SHALL BE GRADED TO PROMOTE OVERLAND RUNOFF TO WEIR ELEVATIONS OF D-TYPE INLETS. BIORETENTION SYSTEMS ARE NOT TO BE INSTALLED AT THIS TIME.
10. BRING PARKING TO SUBGRADE, AND PLACE CR-6 SUBBASE COURSE. INSTALL CONCRETE CURB & GUTTER.
11. FINE GRADE AND STABILIZE ALL DISTURBED AREAS WITH TOPSOIL, SEED & MULCH. INSTALL SURFACE PAVING & SIDEWALK.
12. INSTALL LANDSCAPING AND STREET TREES.
13. INSTALL BIORETENTION SYSTEMS IN ACCORDANCE WITH SPECIFICATIONS INCLUDING STONE DIAPHRAGMS AND UNDERDRAINS. ONCE INSTALLED, BIORETENTIONS AREAS SHALL NOT BE TRAVERSED BY HEAVY EQUIPMENT.
14. FLUSH STROM DRAINS, REMOVE EXCESS SEDIMENT FROM SEDIMENT TRAPS AND BASINS AND DISPOSE OF OFF SITE IN AN APPROVED LOCATION.
15. CONVERT SEDIMENT TRAPS AND BASINS TO STORMWATER MANAGEMENT PONDS AFTER ALL DISTURBED AREAS HAVE BEEN PERMANETELY STABILIZED TO THE SATISFACTION OF THE INSPECTION AUTHORITY. REMOVE TEMPORARY DRAW DOWN DEVICE.
16. STABILIZE REMAINING DISTURBED AREAS AND LANDSCAPE PONDS AND BIORETENTION FACILITIES.
17. UPON APPROVAL FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT INSPECTOR, REMOVE ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES.

NOTE:

- A. FOLLOWING INITIAL DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 7 CALENDER DAYS ON ALL PERIMETER CONTROLS.
- B. ALL SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED ACCORDING TO THE REQUIREMENTS OF THE TALBOT COUNTY SOIL CONSERVATION DISTRICT FOR THE LIFE OF THE PROJECT.
- C. THE OWNER OF THE PROPERTY WILL ESTABLISH AN INSPECTION AND MAINTENANCE LOG UPON THE COMPLETION OF THE STORMWATER MANAGEMENT FACILITIES. THE LOG WILL BE UPDATED QUARTERLY AND AFTER EVERY MAJOR STORM. THE LOG WILL BE MADE AVAILABLE FOR REVIEW UPON REQUESTBY THE TALBOT COUNTY DEPARTMENT OF PUBLIC WORKS INSPECTION DIVISION.

INSPECTION REQUIREMENTS DURING CONSTRUCTION

1. THE CONTRACTOR SHALL NOTIFY THE TOWN OF EASTON, THE TALBOT COUNTY DEPARTMENT OF PUBLIC WORKS AND THE MARYLAND STATE HIGHWAY ASSOCIATION THREE (3) DAYS INADVANCE FOR THE FOLLOWING INSPECTIONS.
 - A. THE PLACING OF ANY TRAFFIC CONTROL DEVICES FOR ANY WORK IN AN EXISTING PUBLIC ROADWAY.
 - B. AFTER INSTALLATION OF CULVERTS, SEDIMENT TRAPS AND BASINS, DIKES, SWALES, EARTH BERMS, RIP-RAP AND THE STABILIZATION OF DISTURBED AREAS.
 - C. AFTER THE ROADWAYS HAVE BEEN BOXED OUT TO SUBGRADE AND PRIOR TO THE INSTALLATION OF THE CURB AND ROAD BASE.
 - D. AFTER FINAL PLACEMENT OF CURB AND ROAD BASE.
 - E. DURING PAVING.
 - F. DURING POND EMBANKMENT CONSTRUCTION.
 - G. DURING THE PLACEMENT OF INLET AND OUTLET STRUCTURES, ANTI-SEE COLLARS, CATCH BASINS, PIPING, CONCRETE AND THE BACKFILL OF FOUNDATIONS AND TRENCHES.

CRITICAL AREA LANDS (R.D.A.)

23.3 ACRES.

CURRENT ZONING

LIMITED COMMERCIAL DISTRICT	C-L
SELECT INDUSTRIAL DISTRICT	I-1
PLANNED MAJOR RETAIL	PMR

FOREST CONSERVATION

35.9 AC UNDER LONG TERM PROTECTION FROM PREVIOUS FOREST CONSERVATION PLAN FOR TOWN OF EASTON DATED 1993.

OVERALL OPEN SPACE

100 ACRES OF LARGE, SIGNIFICANT OPEN SPACE 61% OF TOTAL PROPERTY (MINIMUM).

SITE DATA**PROPOSED DEVELOPMENT**

	AREA	REQ PARKING
A ANCHOR	126,842 SF	619
B RETAIL	30,000 SF	150
C 1ST FLOOR RETAIL	5,400 SF	27
2ND FLOOR OFFICE	5,400 SF	27
D RESTAURANT	5,400 SF	27
E RESTAURANT	5,400 SF	27
F 1ST FLOOR RETAIL	12,000 SF	60
TOURISM	4,000 SF	20
2ND FLOOR OFFICE	16,400 SF	82
G 1ST FLOOR RETAIL	9,100 SF	46
2ND FLOOR OFFICE	9,100 SF	46
H 1ST FLOOR RETAIL	7,000 SF	35
2ND FLOOR OFFICE	7,000 SF	35
I 1ST FLOOR RETAIL	12,800 SF	64
2ND FLOOR OFFICE	12,800 SF	64
J BANK W/DRIVE THRU	6,600 SF	33
K RETAIL	6,000 SF	30

TOTALS	281,242 SF	1,392
---------------	------------	-------

TOTAL OPEN SPACE, SWM

27.1 ACRES 53% OF PMR AREA

TOTAL PMR BUILDING ENVELOPE

(INCLUDES INTERNAL GREEN AREAS)

TOTAL PMR AREA	51.6 ACRES
BUILDING COVERAGE AREA	6.4 ACRES 12.4% OF PMR AREA
PARKING AREA/ROAD AREA	14.4 ACRES 27.9% OF PMR AREA

PROPOSED PMR AREA AND BULK STANDARDS

MINIMUM LOT SIZE	5,000 SF
MAXIMUM LOT COVERAGE	30% FOR OVERALL PMR AREA
MAXIMUM HEIGHT	50'
SETBACKS: PUBLIC STREET	15' MIN./40' MAX
PERIMETER SETBACK	25' STRUCTURES, 10' PAVING
OTHER REAR SETBACKS	10'

PROPERTY

(INCLUDES TAX PARCEL 20, LOT 2 AND TRIPPES CREEK PROPERTIES, LLC LOT OFF MD RT 33)

LOD

TOTAL DISTURBED AREA = 2,051,864 SF±
= 47.104 ACRES ±

REQUIRED PARKING

TOTAL SHOPPING RETAIL 1/200 GSF. SHOPPING RETAIL	= 281,242 SF
100% = 1,392 SPACES	

PROPOSED PARKING

SHOPPING RETAIL	1,232 SPACES
TOTAL REQUIRED PARKING	1,392 SPACES
PARKING REQUIRED: =	1,392 SPACES
PARKING PROVIDED: =	1,232 SPACES
PARKING DEFICIT: =	160 SPACES

SITE NOTES

THE PURPOSE OF THIS SITE PLAN IS TO RECEIVE APPROVAL FROM THE TOWN OF EASTON PLANNING COMMISSION FOR THE PROPOSED PROJECT.

PROPERTY LINES SHOWN HEREON ARE BASED ON THE RESULTS OF A FIELD RUN SURVEY BY MCCRONE, INC. DATED: JULY, 2005.

THE TOPOGRAPHY SHOWN HERON WAS PROVIDED BY EASTON UTILITIES AND FIELD VERIFIED BY MCCRONE , INC. ELEVATIONS ARE BASED ON NAVD 88.

SOIL TYPES AND CONFIGURATIONS ARE TAKEN FROM THE U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 1994.

THIS SITE IS PARTIALLY LOCATED WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S F.I.R.M. MAP FOR TALBOT COUNTY, PANEL NO. 240066 0024 A, DATED: MAY 15, 1985 IT IS SHOWN ON MAPS AS BEING LOCATED WITHIN ZONE "A4" AND "C".

THE SITE IS PARTIALLY LOCATED IN THE CRITICAL AREA AND HAS A LAND USE CLASSIFICATION OF R.D.A.

EXISTING PUBLIC SEWER IS TO BE UTILIZED FOR SEWAGE DISPOSAL.

EXISTING PUBLIC WATER SYSTEM IS PROPOSED TO BE UTILIZED FOR POTABLE WATER SUPPLY.

THE PROJECT MUST COMPLY WITH THE TOWN OF EASTON'S STORMWATER MANAGEMENT ORDINANCE.

CONTRACTOR SHALL TEST PIT TO CONFIRM THE ACTUAL LOCATION OF ANY AND ALL EXISTING EASTON UTILITIES AT EACH AND EVERY CROSSING AND TIE-IN.

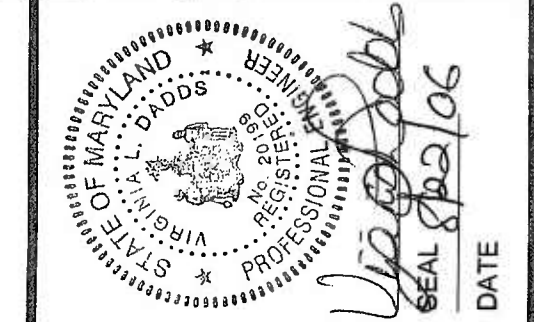
NOTES

1) LAND AREA OUTSIDE THE PROPOSED PMR DISTRICT IS SHOWN WITH POTENTIAL FUTURE LAND USE TYPES AND SQUARE FOOTAGE FOR INFORMATION ONLY. LAND USE INTENSITY BASED ON 18% COVERAGE FOR OFFICE-COMERCIAL USES RANGING TO 25% COVERAGE FOR BUSINESS-INDUSTRIAL LAND USES. ALL FUTURE LAND USES SUBJECT TO APPLICABLE REGULATIONS AND APPROVAL.

2) MARLBORO AVENUE, COMMERCE DRIVE, AND BROOKS DRIVE ARE ALL TO BE TOWN OWNED AND MAINTAINED.

PHASING

PHASE 1 WILL CONSIST OF MARLBORO AVENUE, COMMERCE DRIVE, BROOKS DRIVE, AND ANCHOR "A" ACCESS DRIVE. ALONG WITH CONSTRUCTION OF CRITICAL AREA WETLANDS / MARSH / PONDS, BUFFER ENHANCEMENTS, AND BUILDINGS "F", "G", AND "H". PLANNED PHASE 2 DEVELOPMENT WOULD CONSIST OF COMPONENTS OF ANCHOR "A", AND ONE OR MORE OF THE FOLLOWING: BUILDING "B", RETAIL/OFFICE "C", RESTAURANT "D" AND "E", BUILDING "I", BANK "J", AND BUILDING "K".



APPROVED BY	RECEIVED	DATE
APPROVAL	DATE	DATE
APPROVAL	DATE	DATE
REVIEWED BY	DATE	DATE
APPROVAL	DATE	DATE
REVIEWED BY	DATE	DATE
APPROVAL	DATE	DATE
REVIEWED BY	DATE	DATE
APPROVAL	DATE	DATE
REVIEWED BY	DATE	DATE

REVISIONS	DATE	DESCRIPTION
	10/31/05	PER COMMENTS - 11/1/05
	10/30/06	PER COMMENTS - MAY '06

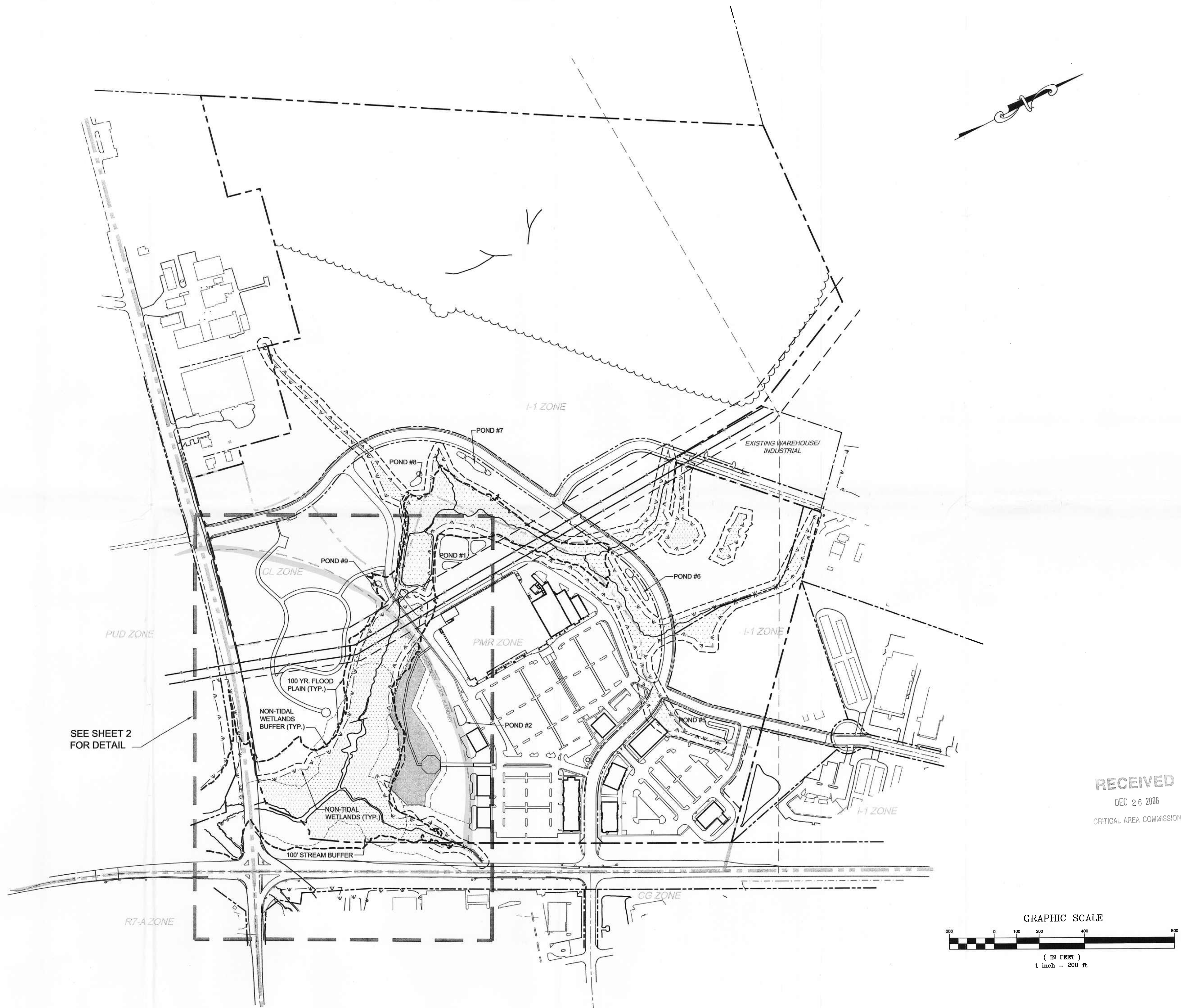
McCRONE	• Engineering	• Environmental Sciences
	• Construction Services	• Land Planning & Surveying
	ANAPOLIS • CENTREVILLE • DOWER • ELKTON • SALISBURY	
	907 NORTH LIBERTY STREET	
	CENTREVILLE, MARYLAND	
	(410) 758-2237 • FAX (410) 758-2464	
	www.mccrone-inc.com	Copyright 2005

DATE:	OCT 10, 2005
JOB NUMBER:	D1040242
SCALE:	AS SHOWN
DRAWN BY:	MAT
DESIGNED BY:	MAT
APPROVED BY:	VLD
FOLDER REFERENCE:	4317

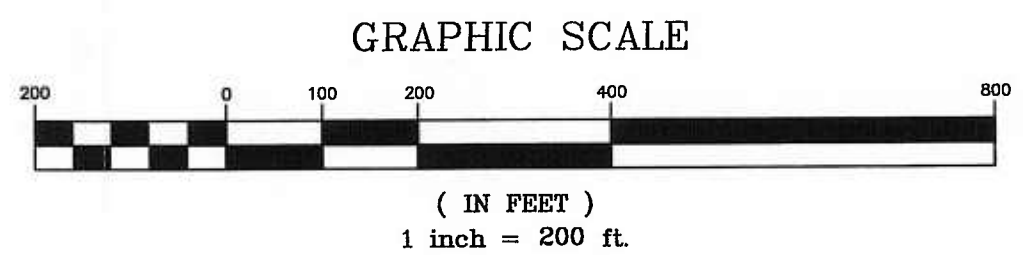
DATA SHEET	FOR:
WATERSIDE VILLAGE at EASTON	
FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND	
TAX MAP - 34, GRID - 3, PARCEL - 20	
PREPARED FOR: REMCO PROPERTIES, LLC	

SHEET NO.:	DS-01
------------	--------------

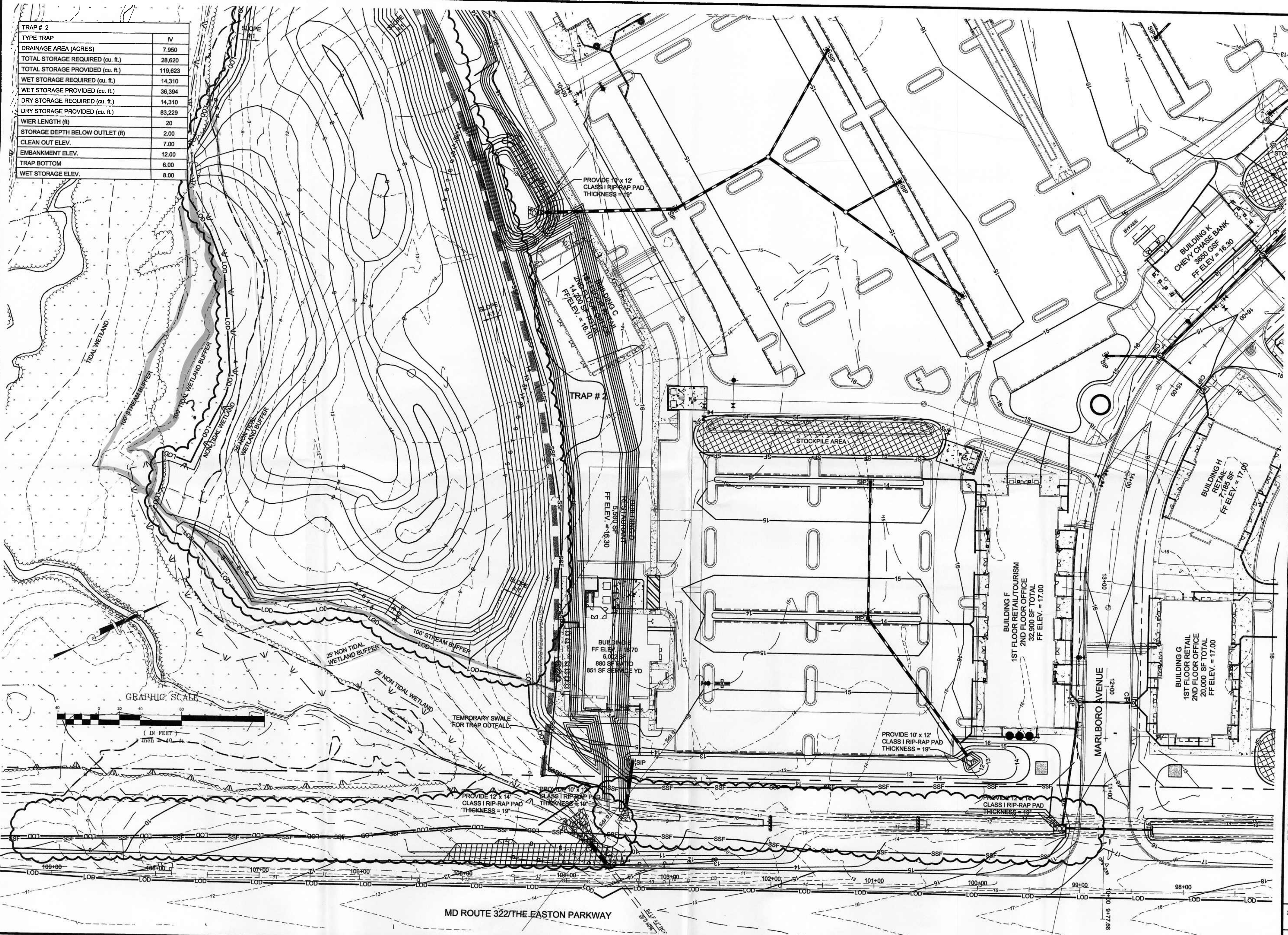
FILE NO.:	D1040242-DS-01.dwg
-----------	--------------------




RECEIVED
DEC 26 2006
CRITICAL AREA COMMISSION



DATE: OCT. 10, 2005		JOB NUMBER: D1040242		SCALE: 1"=200'		DRAWN BY: DAL		DESIGNED BY: MAT		APPROVED BY: VLD		FOLDER REFERENCE: N/A			
CRITICAL AREA EXHIBIT PLAN												FOR:			
WATERSIDE VILLAGE at EASTON															
FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND															
TAX MAP - 34, GRID - 3, PARCEL - 20															
PREPARED FOR: REMCO PROPERTIES, LLC															
SHEET NO.: CR-01															
FILE NO.: D1040242-CR-01.DWG															
REVISIONS												APPROVED BY:		RECEIVED	
DATE												APPROVAL		DATE	
03/31/06 PER COMMENTS - 11/1/05												APPROVED BY:		DEC 27 2006	
05/08/06 PER COMMENTS - MAY 08												APPROVAL		DATE	
05/08/06 PER COMMENTS - AUG 08												APPROVAL		DATE	
12/22/06 PER COMMENTS - 08/7/07												APPROVAL		DATE	
12/22/06 PER COMMENTS - 08/7/07												APPROVAL		DATE	
REVIEWED BY: FOR SEDIMENT CONTROL REVIEW ONLY												SEAL		DATE	
APPROVAL												APPROVAL		DATE	
McCRONE												Environmental Sciences		Land Planning & Surveying	
Engineering												Construction Services		ANNAPOLIS • CENTREVILLE • DOVER • ELKTON • SALISBURY	
207 NORTH LIBERTY STREET												CENTREVILLE, MARYLAND		(410) 756-2237 • FAX (410) 756-2464	
www.mccrone-inc.com												Copyright		2005	



		
APPROVED BY:		DATE: _____
APPROVAL		
APPROVED BY:		DATE: _____
APPROVAL		
APPROVED BY:		DATE: _____
APPROVAL		
REVIEWED BY: FOR SEDIMENT CONTROL REVIEW ONLY:		
APPROVAL		DATE: _____

SEA/H/LD8
J. J. Hall

REVIEWS	
DATE	DESCRIPTION
12/21/08	PER COMMENTS - DBF / EU
11/11/07	PER COMMENTS - DBF
11/22/07	SAN, MH 1, 2, 3 & REVISION
10/20/06	PER COMMENTS - SHA
10/23/07	PER COMMENTS - SHA
4/16/07	UTIL CONN (BROOKS DR & M322)
06/06/07	PER COMMENTS - EU
8/25/07	TOE UPGRADE
10/09/07	GRADING REVISIONS
4/15/08	GRADING REVISIONS

McCRONE

- **Engineering**
- **Construction Services**
- **Environmental Sciences**
- **Land Planning & Surveying**

207 NORTH LIBERTY STREET
CENTREVILLE, MARYLAND
(410) 758-2237 • FAX (410) 758-2464

DATE:	OCT. 10, 2005
JOB NUMBER:	D1040242
SCALE:	1"=40'
DRAWN BY:	DAL
DESIGNED BY:	DAL
APPROVED BY:	VLD
FOLDER REFERENCE:	4317

EROSION & SEDIMENT CONTROL

FOR:

WATERSIDE VILLAGE at EASTON
FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND

TAX MAP - 34, GRD. - 3, PARCEL - 20

PREPARED FOR: REMICO PROPERTIES, LLC

SHEET NO.: **ES-02**

FILE NO.:
D1040242-ES-01-07.dwg

